REAL ESTATE WANTED.

SMALL factory manufacturing ladies' silk underwear. Apply 133 E. 27th st. BUSINESS PLACES TO LET.

DESK SPACE or part of outside office for rent; Hudson Terminal Building, 50 Church st., room 214.

EXCEPTIONALLY FINE 3 ROOM OFFICE BROADWAY, OVERLOOKING ST. PAUL'S. NEW BUILDING, FURNISHED. V 73 HERALD, 280 BWAY.

buy loft and business buildings; quoto-lowest price. SHARUM, 170 Broadway. FACTORIES FOR SALE OF RENT.

REAL ESTATE AT AUCTION.

BUSINESS PLACES TO LET.

Above 14th St. to 50th St. (Inclusive) East River to North River.

BUSINESS PLACES TO LET.

Above 14th St. to 59th St. (Inclusive)
East River to North River.

BUSINESS PLACES TO LET. Above 14th St. to 59th St. (Inclusive) East River to North River.



T 57th STREET and BROADWAY you will find New York's Newest Commercial Centre and the New 25-Story

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Ready For Inspection

Representative on Premises

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CARRERE and HASTINGS, Architects SHREVE, LAMB and BLAKE, Associated

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ATTRACTIVE OFFICES

Each Facing a Thoroughfare. Most Reasonable Rent in Section in the New Broadway Central Building

1658 Broadway, corner 51st St. High Speed Elevators: Arcade to Seventh Avenue: Transit Facilities at the Door.

Agent on premises, or

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MONEY TO LOAN AND WANTED

\$120,000—Second mortgage, for sale.
Payable \$5,000 every six months.
Covering 317 West 89th st.
Nine story high class apartment, 20x16
Savings Bank first mortgage, \$215,000 at
Value \$405,000. Full investigation invit
DERSCHUCH & CO., 26 Cortland; st

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INCOME PRODUCING PROPERTIES. FREDERICK BROWN, 565 5th av., N. Y PROPERTIES of the better class. SAMUEL A. RELSEY, 229 West 137th at. A. KELSEY, 229 West 137th et.

Real Estate Exchanged, Sale or Lease,
AMOS S. LAMPHEAR,
738 Singer Building, 149 Broadway,
Manhattav.

From Battery to 14th St., Includive.

FULTON ST. plot, brock front, including 2 corners; improved 3 story taxpayer; rental capacity about \$55,000 annually; running expenses nominal; passenger station in building. OWNER, room 333, 5 Beekman st. WASHINGTON ST., restaurant location,

79 WEST 12TH STREET Let 22x107; three story half stoop dwelling. Possession H. J. SACHS & CO., 28 West 21st

Above 14th St. to 59th St. (Inclusive).

BOY Sh av.

ABOVE StTH ST.—Private house, perfect order, well wired, 3 baths, 20 ft wide; for standard order, well wired, 3 baths, 20 ft wide; freasonable price; possession. CHARLER M. BALDWIN, 542 bth av. Murray Hill 470. STEWART, 1 East 42d st. Phone 1150 Vanderbilt.

Rouning house at 553 W. 15th at between Sh and 9th aves, a stories, acceptionally good basement and cellar, high story dwelling, 14 recempt price \$18,000 including for sing, 14 recempt price \$18,000 including for \$18,000 includi

36 East 35th St. Four story, with four story extension. JOSEPH ABRAMSON, 46 West 40th st. Bryant 4024. #802 Lexington Av., Adjoining 54th St.
#807y and basement: pessession sixty
PEASE-ELLIMAN, 340 Madison av.

T EAST 188TH ST Five story spartm building, 25x100 rems \$4,500, price \$27,7 PEASE-ELLIMAN, 340 Madison av MAST SIST ST. - Five story, large ex

671 and 673 East 216th st., between White Plains and Willett avs., Bronx: 11 rooms, bath, hot air furnace each house; semi-detached; take Leximpton av, subway to 219th st. station; price \$8,000 each; will sell both for less if large cash payment; possession can be had; brokers protected. DAVID STEWART, 1 East 42d st. Phone 1150 Vanderbilt.

REAL ESTATE—OUT OF CITY.

New York State-Sale or Rent.

nmediate occupancy; garage and hennery; minutes' walk from station and trolley. rice \$30,000, including furniture. OLSOM BROTHERS, Inc., 127 East 34th St. ATTRACTIVE summer cottage, \$920. In-outre Room 204, Hoover Bldg., 117 West 6th st., New York city.

COTTAGE for rent, Monmouth Beach, near Seabright: 9 bedrooms, 3 baths, sleeping porch; garage; vegetable and flower gar-den; furnished ready for occupancy, includ-ing gardener; river frontage near occan, Price and further particulars, WM. H. HAMILTON, 449 Park av. Price and further particulars, WM. H. HAMHLTON. 449 Park av.

FOR rent, completely and beautifully furnished, or for sale unfurnished, gentleman's country home at Deal, N. J. Large living room with open fireplace, kitchen with coal and electric ranges, butler's pantry, butler's sleeping room, servants' dining room, laundry and cold storage room on ground floor. Five sleeping rooms and bath on third floor. Ample servants quarters in addition; also garage.

House surrounded by heautiful formal and old fashioned flower garden; good sized vegetable garden, well kept lawns and many shade and fruit trees. Renta, turnished, 75,000. Telephone Murray Hill 6388. 9 East 37th st., New York city.

FOR SALE OR RENT-Property at 139 Gienwood av., East Orange, N. J., twelver rooms, on about two acres; house recently painted inside and out; new electric fixtures, four bathrooms; especially suited for a private hospital or boarding house; no agents. F. C. REYNOLDS, West Orange, N. J.

Bouleward, Hasbrouck Heights, N. J.

HASBROUCK HEIGHTS, N. J.

Home and investment, 2 family house, 15 rooms, 2 boths, electric and gas; all impilot 190x112, and zarage; big bargain; one side brings 355 monthly; 8 room side vacant; will consider renting. OWNER, 239 Washington place. Tel. Hasbrouck 35R.

SEVERAL Bungalows, new designs are offered at one-third last year's price. Inquire Room 204 Hoover Eight, 117 West 46th st., New York City.

ENGLEWOOD.—Seven room house, hot water heating; sieeping porch; large plot; good garage; 88,909; good value. H. H. ARTHUR, 12 John st., New York.

BEAUTIFUL 12 room suburban home; bargain, write immediately, with years.

BEAUTIFUL 12 room suburban home; bargain. Write immediately, "VILNEAR," Fanwood, N. J.

FOR Sale—Nins room cottage, bath, main street pretty village, Massachusetts, 1,200 ft, alltinde; 3 acres, large barn, fruit, excel-lent water, electricity. Y 502 Herald.

FARM PROPERTY.

Miscellaneous.

FARMS for sale; catalogue free. Strout Farm Agency, Box F, 150 Nassau st.

SUMMER RESIDENCES TO LET.

A LONG BEACH ine stucce, hollow tils cottage and ga-ce, 12 rooms, 3 baths and sun pariors, 10th st., block from ocean, near Nas-: Hotel; best location; sale or rent; open

FOR sale—California bungaiow, 5 rooms, birth, restricted, at Great Kills, States Island. Columbus 2706.

REAL ESTATE—OUT OF CITY.

FOR rent, furnished, new house; season; \$1,200; other houses. Mrs. JURGIS DAVIS, 310 5th av., Bradley Beach, edioining Asbury Park, Tel. ISITM.

11 ROOM, well furnished cottage, season 12 N. Iowa, Atlantic City, N. J.

EAST PENOUSCOT EAY, MAINE, yo let for wessen, attractive furnished bone. S rooms, both, all modernt shore frontage. L. H. LANE, Sidgwick, Me.

FOR cent for summer, an eight room fur-uished cottage near a large take. LINDA A 1001SEWEART, Lopes, Pa.

SUMMER RESIDENCES WANTEL

Awake, At Last:—

The people of New York have awakened, at last, to the present and future value of Long Island City, with its two (five cent fare) subways.

Last week, at public Auction, I sold about a million dollars worth of lots in "New" Long Island City for the Estate of the late William G. Park.

At every session of the Park-sale the buyers showed their eagerness to secure lots, but if the right proportion of New Yorkers had awakened to the facts the few thousand awoke to, there would be a perfect deluge of people desirous of "getting aboard" before the big "boom" in Long Island City. For the moment they would not only give up going to ball games, horse races, the beaches, etc., but would even get a furlough from work to buy a few of these "money-making-possibility lots."

One of the owners, -Brenton H. Collins, of England, is 92 years of age. The Mercantile Trust Company of New York, as agent for Mr. Collins, has ordered me to

sell his Estate for whatever it may bring.

The late H. Van Rensselaer Kennedy was one of our big business men who saw the possibilities of this two (five cent fare) subway area of New York. He died before he could see the great improvement brought about by the operation of two (five cent fare) subways, as you are about to realize through buying some of these lots, as his estate must be closed up.

WRITE IMMEDIATELY TO ME FOR BOOKLET WITH PATENTED "STRING" LOCALITY MAP.

Absolute Auction Sale 460 LONG ISLAND CITY Subway Lots

To be Sold Separately, to the Highest Bidders, without reserve

ON QUEENS BOULEVARD

Greenpoint Ave., Diagonal St., Rawson St., Lowery St., and adjoining Aves. immediately adjacent to the Rawson, Lowery and Bliss St. Stations of the Dual Subway System Interborough and B. R. T. "Broadway" Subway and 2nd Ave. "L"

11 MINUTES FROM 42nd ST. two (5 cent fare) Subways at three subway stations

Suitable for the Immediate Erection of Apartments, One and Two-Family Houses Also unrestricted lots on Queens Boulevard, suitable for Garages, etc.

At 1:30 o'clock, rain or shine, in mammoth tent at corner of Queens Boulevard and Packard St., Long Island City Saturday, May 21st,

> BARRY, WAINWRIGHT, THACHER & SYMMERS, Esqs. 59 Wall Street, Attorneys for Kennedy Estate WHITE & CASE, Esqs.

14 Wall Street, Attorneys for Brenton H. Collins Title Guarantee & Trust Co., or Lawyers Title Insurance & Trust Co. Policies free

70% may remain on mortgage

Savings Bank Books on proper assignment will be accepted as deposit. Liberty Bonds at market value will be accepted as deposit. Go to Long-Island City To-day:

Take any subway to Grand Central Station, trans'er to Queensboro Subway (Corona Line) to Lowery Street Station where my representative will meet you; or B. R. T. Broadway Subway to Queensboro Bridge Plaza and change to Interbo o (Corona Line) to Lowery Street Station, or take 2nd Ave. "L" via 57th St. and 2nd Ave. to Lowery Street station, (Corona Line) at property, where my representatives will meet you, or by motor from Queensboro Bridge, following right branch of Subway-Elevated Road to the Lowery Street station in Queens B. ulevard.

Send for Patented String Locality Map, and the Joseph P. Day Plan: "How to Have Your Lots Cost You Nothing," through Tax Exemption.

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REAL ESTATE-OUT OF CITY. Above 14th St. to 59th St. (Inclusive). East River to North River. New Jersey-Sale or Rent. 1 & 2 Rooms Baths: \$1,500 to \$2,000.

BIGGEST BARGAIN NEAR NEW YORK CITY

AND 3 CAR GARAGE FOR \$22,000, ON TERMS

Personal reasons make it desirable for the present owner to effect a quick sale of
this splendid home, and to close sale within the next two weeks will accept \$5,500 cash
from desirable purchaser and leave balance of \$16,500 on mortgage. In a beautiful,
refined, highly restricted suburb. House contains 13 big, lavishly decorated living
rooms, 2 outdoor sleeping rooms, 3 fully tiled bathrooms, washroom and servants'
toilet; fitted with built-in tubs and the best fixtures money can buy, including electric
cooking range, and is located on a plot of two-thirds of an acre, with fine shade
trees and enormous velvet lawns planted with many flowers and shrubs. A boating,
country club and golf club are near by; splendid land and water views spread out
for miles; elevation nearly 1,000 feet; all city improvements, with the advantages of
the country here; just a convenient distance from Broadway. Commuting within the for miles; elevation nearly had been established from Broadway. Commuting within the linear; express station only a few minutes walk distant. Cannot be duplicated for \$35,000 at present cost of building, and it is only four years old and in perfect condi-\$35,000 at present cost of the state and details of this really unusual offering write IN-tion and repair. For pictures and details of this really unusual offering write IN-FORMATION, Apartment 35, 645 Madison Av., New York City.

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Above 16th St. to 59th St. (Inclusive). East Biver to North River.

Hess Bldg. 354 Fourth Ave., Cor. 26th St. 4th Floor

Units 480 to 1,000 sq. ft. on Upper Floors.

20,000 sq. ft.

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PENN TERMINAL BLDG. 17th FLOOR OFFICES & STORES

40 x 140 ALL LIGHT LOFTS four sides, twenty windows; t elevator; electricity, steam o 25,000 sq. ft.; immediate posse; East 49th St. 2754 Academy.

DESIRABLE STORE , 21.6x90, with basement space 805 Third Ave., near 50th 8t.

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28,000 SQ. FT. 2 FLOORS **Exceptional Light** WEST SIDE. RENTAL 60c. SQ. FT. HARVEY B. NEWINS, INC., 522 5th Ave., N. Y. C.

APARTMENTS - UNFURNISHED.

Three New Buildings JUST COMPLETED

NOW LEASING 105th St. & Riverside Drive 4, 5 and 6 Rooms. 220 WEST 71ST ST.

Ber. Broadway and West End Av. 3 and 4 Rooms. 884 West End Avenue 6 and 7 Rooms

These apartments have large rooms, closets and every modern improvement; reasonable

PATERNO BROS. 601 W. 115th St. Tel. 1114 Morr

305 West End Ave. at 74th St. The Residential Hotel

Above 59th St .- 5th Av. to North River.

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Send for Bookmap

67 Liberty Street

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Suites of one or more rooms and Superior Hotel service For Immediale Occupancy or from October First

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EARLE & CALHOUN,

JUST COMPLETED IMMEDIATE POSSESSION 2515-2525 Grand Concourse NORTH OF FORDHAM ROAD 4 Room Apartments

HOUSES WANTED, FURNISHED.

REASONABLE RENTALS

FURNISHED CRUIKSHANK COMPANY,

141 Broadway.

ON BOND AND MORTGAGE. Above 59th St.-5th Av. to North River. HIGH CLASS ROOMING HOUSE
WITH GOING BUSINESS,
finely located on 77th st., between Columbus
and Amsterdam awa. 4 story, 20 foot dwelling. 14 rooms, 4 baths: price \$55,000, including furnishings and business; cast
\$10,500, valance on first mortgage. Owner,
\$30,500, valance on first mortgage. Owner,
\$30,000, valance on first mortgage.

254 West 23d St.—Five story, large extension,
immediate, promestica. (COMPETS ASPECT)

CHANCE-DARGAINS.

H. T. WOOD, 200 BROADWAY. Borough of Bronx-Sale or Rent.

Borough of Brooklyn-Sale or Sent,

An advertisement in the Lost and Found columns of THE NEW YORK HERALD offers a real possibility of recovering your lost property.

St. Brooklyn.

FIVE parsels of lots in best sections of FIVE parsels, the in best sections of Real Rooklyn.

FIVE parsels of lots in best sections of FIVE parsels of lots in best sections of FIVE parsels of lots of the suit. K 1620 Herald, Brooklyn.

FLATRUSH—2 lots on E. Sist at., one block in the property of lots of the lots of

CITY REAL ESTATE.

ABRAMSON, 46 West 46th at. Bryant 4694.

Washington Heights, Above 12th St.,

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BROADWAY are 100rios, stores and apartments, gill size investment opportunity seldom offered; principals only. 1471 Herald, Harlem.

We have several apartment bindings for sale at sacrifice prices Washington feligiats section, PEASE-ELLIMAN, 340 Madison 5v.

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NEW ROCHELLE'S PINEST.

FOR SALE AND RENT PURNISHED.

OCOMNOR REAL ESTATE AGENCY.

240 & 231 HIGUENOT ST. Tela, 504 & 13.

EXCLUSIVE list furnished and unfurnishe houses in New Rochelle. SULLIVAN. FINE home, 6 rooms, bath; all improvement proves, sieve location \$8,000; terms, throw, HROWN, Depot eq. Harrison, N. V.

FOR HENT - PURCHASER CANNOT COCCUTY recently completed dwelling in the finest section of Westchester county—antihorizes us to rent unfurnished at the prooms, a baths, enclosed sun parior, 2 car garage; corner plot 100 test front; overy modern conveniences, 8 hedrooms, innches and dinner can be had at never modern conveniences, 8 hedrooms, innches and dinner can be had at never modern conveniences, 8 hedrooms, innches and dinner can be had at never modern conveniences, 8 hedrooms, innches and dinner can be had at never modern conveniences, 8 hedrooms, innches and dinner can be had at never modern conveniences, 8 hedrooms, innches and dinner can be had at never modern conveniences, 8 hedrooms, innches and dinner can be had at never modern conveniences, 8 hedrooms, innches and dinner can be had at never modern conveniences, 8 hedrooms, innches and dinner can be had at never modern conveniences, 8 hedrooms, innches and dinner can be had at never modern conveniences, 8 hedrooms, innches and dinner can be had at never modern conveniences, 8 hedrooms, innches and dinner can be had at never modern conveniences, 8 hedrooms, innches and dinner can be had at never modern conveniences, 8 hedrooms, innches and dinner can be had at never modern conveniences, 8 hedrooms, innches and dinner can be had at never modern conveniences, 8 hedrooms, innches and dinner can be had at never modern conveniences, 8 hedrooms, innches and dinner can be had at never modern conveniences, 8 hedrooms, innches and dinner can be had at never modern conveniences, 8 hedrooms, innches and dinner can be had at never modern conveniences, 8 hedrooms, innches and dinner can be had at never modern conveniences, 8 hedrooms, innches and dinner can be had at never modern conveniences, 8 hedrooms, innches and dinner can be had at never modern conveniences, 8 hedrooms, innches and dinner can be had at never modern conveniences, 8 hedrooms,

270 Hugumot St. Tel. 254L. New Hochelle, New York State—Sale or Rent.

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New York State—Sale or Rent.

GENTLEMAN'S Catskill Mountain estate, 18 acres, near Purling village: modern house to matter bedrooms, running water, open for details, and the state of the sta

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ment: \$18,000. MEYERS. \$793 Lefferts Boulevard, Hichmond HUI, N. Y. Phone 2720.
WE offer b room house and garage, complete, \$894. Inquire Room 204. Hover Bidg., 117 West 46th at. New York city.

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TO HOME LOVERS.—I am giving up my anorthment at 122 Riverside Drive because her tottober my rent was adverted by the complete of the compl

that I will be glad to tell you all about R; my personal experience as a tenant and as a home buyer may be just the thing you need to take the sensible step that 30 many of us put off; a letter to me will bring you my story. William C. FREEMAN, 125 Riverside Brive, New York,

Side Brive, New York,

New Jerses,

month, desk room, firivate offices, stenerabler's and other services in daylight official did not a tree entrance. Roser 2, 221 roadway. Tel. Worth 3361. HALF of private office, furnished; tele-phone, stenographic services. Room 400 Tribune Building.

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For storage, 131 W. 24th st. excellent dry basement, 1,000 equare feet very reasonable rent. SHARUM, 170 Brondway.

FINE location for light manufacturing of warehouse, 33d st., near Broadway; 3,500 square feet. GOODWIN & GOODWIN, 148 W. 57th st.

40th st., 24 West, opposite Bryant Parkinew building, fine display window; possersion immediate; rent low. FRED'K FOX & CO., INC., 297 Madison av.

PRIVATE OFFICE for rent, furnished; vary light; telephone service. Call 1,133 Broadway, room 523. Phone 5800 Watkins.

28TH ST. (northwest corner lat av.)—Three lofts, each containing about 7,500 square feet; light on four sides; lateam power nod electricity; arithmers; large elevator; franklate possession. Owner on premises. Electric

GARAGE to lease for long term in restricted zone, new fireproof building has going business now; capacity over 300 care; low rental, wonderful opportunity for principals who can qualify; security only, 6, MONTAGUE MABIE, Agent, 33.

West 42d. Phone Murray Hill 0752.

GARAGE TO LEASE, 70TH STREET EAST.

Direct from owner, 70x100, 2 floors with runway; 60c. sq. foot; act quickly. NA-TIONAL REALTY CO., 726 Lexington av. 1 Plaza 4016.

AMSTERDAM AV. CORNER STORE, SOUTHEAST CORNER 102D ST. LANGE DOUBLE STORE TO LEASE, LOUIS F. COMMER. 847 Columbus av. Riverside 7839.

FOR Sale—Together or separately, seven fine building lots, in choice and convenient location. Apply to W. D. MARTIN, 239
Bouleward, Hasbrouck Heights, N. J.

Washington Heights, Above 125th St., West of 8th Av.

BUSH TERMINAL section—Two lofts, 6,000 sq. ft. each, 40c, per sq. ft.; steam elevator; good light, JAMES B. FISHER, 174 Montague st. Main 7267.

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HOUSES TO LET, FURNISHED. TO LET-Family going abroad, hand-somely furnished house of 10 rooms, to responsible people only 4 doors from Park av., in the East 50's, ex-cellent maids if desired, nice garden; all modern improvements. Y 79, Her-all modern improvements. Y 79, Her-

ATTRACTIVELY furnished suites of two, three or more rooms, with private baths, at Hotel Chelsea, 222 West 23d at Location unexcelled for conveniences. New manageguests and will make very attractive rates to those now taking suites. Hotel Chelsen, 222 West 23d st. Phone Watkins 6200.

APARTMENTS OF QUALITY.
East, West Side.
APARTMENTS RENTING CO., 116 West 72d st. Phone Columbus 1271.

BEAUTIPULLY furnished six room apartment, Riverside Drive, 97th st., facing Drive, consisting drawing room, two master bedrooms, dufing room, kitchen, servants room; immediate possession, long or short lease. Apt. 54 Phone 2493 Riverside. FURNISHED seven room house, improvements near water; 40 miles from N. Y.; beautifully furnished; May to October of ments; mar water; 40 miles from N. Y.; beautifully furnished; May to October of Scouth Norwalk, Conn., or phone Norwalk Furnished; Apartment, 973 Park av., 512 rooms; open fironished; Apartment, 973 Park av., 512 rooms; open fironished; Apprintent of the second of PUTINISHED, four rooms; plane. 14 West 64th 8t. ATTRIBUTE.

GREAT bargain, three unusually large, alry, bath, kitchemetre, beautifully furnished; plane, silver, Se., five months or less, PICKE, 658 Madison av., phone Plaza 8872. FURNISHED cottage, 5 rooms; 10 acres veg-ctable and flower garden, tenuls court, garage, Sheffield, Mass. Inquis room 628, 140 Broadway, Phone Corllandt 2737.

HOTEL ST. ALBANS, entirely renovated and modernized, has for rent apartments with 1, 2 and 3 rooms; light, airy and cheerful. HOTEL ST. ALBANS, 440 West 58th.

HOTEL LANGDON, 2 EAST DETH ST. Two attractive furnished apartments to let of three rooms and two baths, and two rooms and one bath. HOTEL WILLARD Two rooms, bath, souls-HARPERLEY HALL, I W 65th St.-Two comes, bath and hitchenetic, attractively furnished; rental \$125 monthly. Weather, West 74th et., near Central Park, weather, West 74th et., near Central Park, sulting couple or two gentlemen; immense living room, open fireplace (Laby grand) with Front door leading to comfortable veranda, latter with growing plants and wicker furniture; large bedroom, complete small litchen, bathroom, sunken bath; private plants of \$570 Col.) silver, linen; \$150 mountity available middle May. Phone for appellingers.

SADISON AV., 237, at 74th st. Two rooms buth, kitchenete. 890. Impulse Superin